



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

March 1, 2022

## PROJECT NAME

Project Velvet

## DOCKET #C3

CLD-FnPlat-2022-00003 – Final Plat

## REQUEST

## APPLICANT

Kellee Madinger  
Rouse Frets White Goss Gentile Rhodes, P.C.

## OWNER

Velvet technical Services LLC

|                  |                 |
|------------------|-----------------|
| Location         | 801 NW 128th St |
| Area             | About 366 acres |
| Zoning           | MPD             |
| Council District | 2nd             |
| County           | Clay & Platte   |
| School District  | Smithville      |

## SURROUNDING LAND USES

**North:** zoned R-80, Undeveloped.  
**South:** zoned R-80, Vineyard Church.  
**East:** zoned R-6, Undeveloped.  
**West:** zoned AG-R, Undeveloped.

## MAJOR STREET PLAN

The City's Major Street Plan identifies Highway 169 as a Freeway at this location.

## LAND USE PLAN

The Gashland/Nashua Area Plan recommends Residential Low Density uses for the subject property.

## APPROVAL PROCESS



## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for final plats therefore notice is not sent.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

## EXISTING CONDITIONS

The property is currently undeveloped and used for agricultural purposes.

## SUMMARY OF REQUEST

The applicant is seeking approval of a Final Plat in District MPD for Golden Plains Technology Park on about 366 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street.

## KEY POINTS

- Applicant is proposing 2 total lots for this phase
- Proposed Final Plat is in both Clay and Platte Counties

## PROFESSIONAL STAFF RECOMMENDATION

Docket #C3 Recommendation: Approval with Conditions.

## CONTROLLING CASE

**Case No. CD-CPC-2021-00107** – On September 9<sup>th</sup> City Planning Commission approved request to approve a preliminary plat for Zone 3 of Golden Plains Technology Park to create two (2) lots on about 374.89 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street

## RELEVANT CASES

**Case No. CD-CPC-2020-00059** – Ordinance 200458, passed by the city council on July 09, 2020, a request to rezone from R-80 and AG-R to MPD (Master Planned Development) and approval of a development plan

**Case No. CD-CPC-2021-00104** - On September 9<sup>th</sup> City Planning Commission approved request to approve an amendment to the Gashland Nashua Area Plan for approximately 474 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street, from Residential Low Density, Residential Medium Density and Mixed-use Community to Office use.

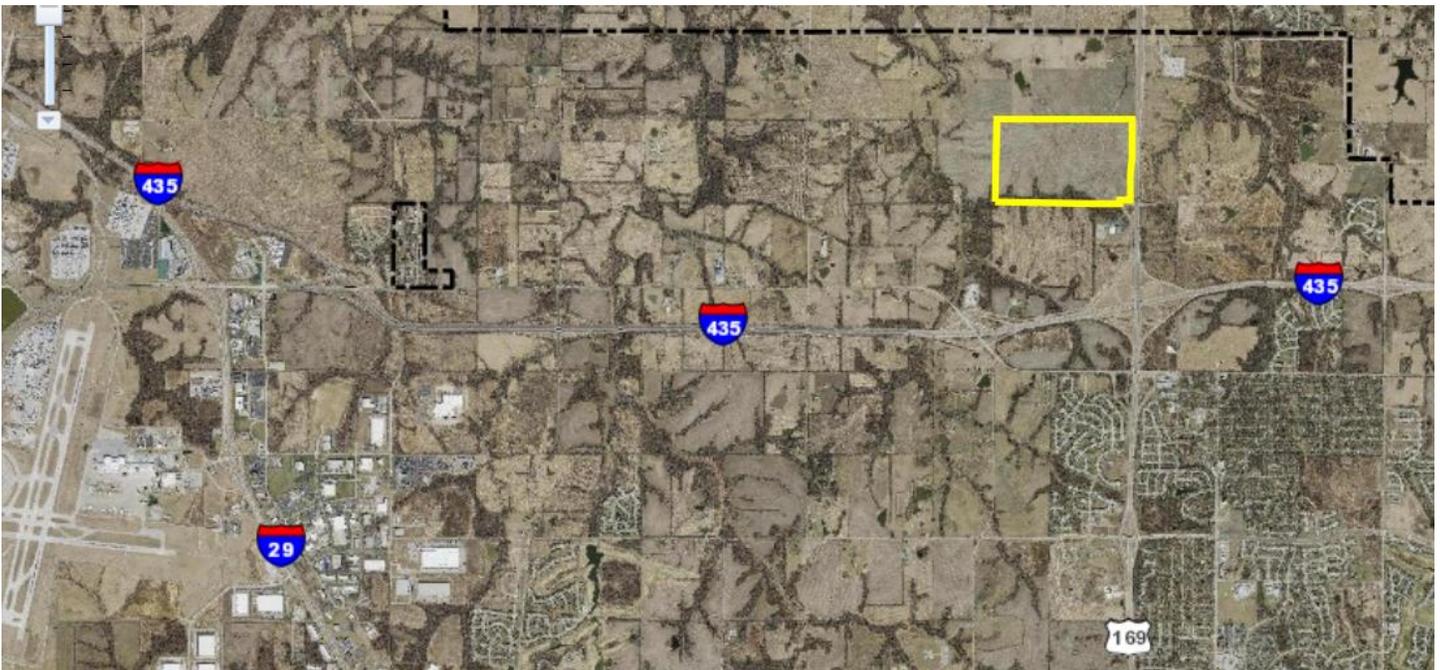
**Case No. CD-CPC-2021-00105** - On September 9<sup>th</sup> City Planning Commission approved a request to approve an amendment to the Gashland Nashua Area Plan for approximately 474 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street, from Residential Low Density, Residential Medium Density and Mixed-Use Community to Office use.

**Case No. CD-CPC-2021-00106** - On September 9<sup>th</sup> City Planning Commission approved a request to approve an amendment to the major street plan for the realignment of NW 128th Street and removal of a north-south road, running through the planned future development.

**Case No. CD-CPC-2021-00107** - On September 9<sup>th</sup> City Planning Commission approved a request to approve a preliminary plat for Zone 3 of Golden Plains Technology Park to create two (2) lots on about 374.89 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street.

**Case No. CD-CPC-2021-00108** - On September 9<sup>th</sup> City Planning Commission approved a request to approve a Final MPD Plan for Zone 3 of Golden Plains Technology Park for approximately 374.89 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street.

## LOCATION



**PLAT REVIEW**

The plat approved 2 industrial lots and 5 tracts with access off NE 128<sup>th</sup> Street. The preliminary plat proposed the creation of two (2) lots for Zone 3. Lot 1 is about 347.67 acres, used for a data center and its accessory uses and Lot 2 is about 6.77 acres to serve as an Everygy Substation. The zone is secured by fencing, which is to be a decorative steel fence when visible from the rights of way and adjacent property occupied by the church. The final plat conforms to the preliminary plat. A regulated stream flows along the southern border of the property. Access to the site is via an Outer Road from MO Hwy 169.

**PLAT ANALYSIS: Use-Specific (88-300) and Development Standards (88-400)**

| <i>Standards</i>                                  | <i>Applicability</i> | <i>Meets</i> | <i>More Information</i> |
|---|----------------------|--------------|-------------------------|
| <i>Boulevard and Parkway Standards (88-323)</i>   | NO                   |              |                         |
| <i>Parkland Dedication (88-408)</i>               | NO                   |              |                         |
| <i>Parking and Loading Standards (88-420)</i>     | NO                   |              |                         |
| <i>Landscape and Screening Standards (88-425)</i> | NO                   |              |                         |
| <i>Outdoor Lighting Standards (88-430)</i>        | NO                   |              |                         |
| <i>Sign Standards (88-445)</i>                    | NO                   |              |                         |
| <i>Pedestrian Standards (88-450)</i>              | NO                   |              |                         |

**REVIEW CRITERIA**

What led to the decision, use zoning regulations

**REQUESTED DEVIATIONS**

None

**PROFESSIONAL STAFF RECOMMENDATION**

Staff recommends **Approval Subject to the Corrections and Conditions** as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,



Matthew Barnes  
Planner



## Plan Conditions

Report Date: February 24, 2022

Case Number: CLD-FnPlat-2022-00003

Project: Project Velvet

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*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at / [matthew.barnes@kcmo.org](mailto:matthew.barnes@kcmo.org) with questions.*

1. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat. (1/10/2022)
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy. (1/10/2022)
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (1/10/2022)

*Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / [stacey.lowe@kcmo.org](mailto:stacey.lowe@kcmo.org) with questions.*

4. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain. (1/18/2022)
5. The developer must provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by Water Services. (1/18/2022)
6. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements. (1/18/2022)
7. The developer must show the limits of the 100-year floodplain plus the 1 foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division. (1/18/2022)
8. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City or show and label the final stream buffer zones on the subdivision plat within a private open space tract, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits. (1/18/2022)
9. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. (1/18/2022)
10. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat. (1/18/2022)
11. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division. (1/18/2022)
12. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations. (1/18/2022)

*Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.*

13. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future. (1/18/2022)
14. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division. (1/18/2022)
15. If applicable, the developer must request the Land Development Division to initiate an ordinance to establish or re-establish the grade on existing streets that are being improved where existing grades change by more than 6 inches and the grades have been previously established. (1/18/2022)
16. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (1/18/2022)
17. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (1/18/2022)
18. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy. (1/18/2022)
19. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks. (1/18/2022)
20. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (1/18/2022)
21. The arterial improvements proposed on the development plans must be reviewed and accepted by the Transportation Development Committee and the Impact Fee District Committee before an application for impact fee credits will be accepted. (1/18/2022)
22. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (1/18/2022)
23. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (1/18/2022)

*Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.*

24. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to recording final plat. Forestry Division contact is Kevin LaPointe (kevin.lapointe@kcmo.org or 816-513-7776). (1/19/2022)

*Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.*

25. Water main easements shall match approved water main extension plans. The final plat shall reflect all required water main easements as shown on the final approved water main extension plans. Changes and corrections may or may not be necessary to the final plat since the final water main extension plans have not been approved at this time. (1/10/2022)



# FINAL PLAT - PROJECT VELVET

LOCATED IN THE NORTH 1/2 OF SECTION 15, LYING IN CLAY COUNTY, MISSOURI, FRACTIONAL NW 1/4 OF SECTION 15, AND EAST 1/2 OF THE NE 1/4 OF SECTION 16, ALL IN TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI

## CERTIFICATION

I, WILLIAM E. KNIGHT, A REGISTERED LAND SURVEYOR IN THE STATE OF MISSOURI CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, WAS MADE IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR BOUNDARY SURVEYS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*William E. Knight* 01/07/2022  
 WILLIAM E. KNIGHT PLS-2007000077 DATE

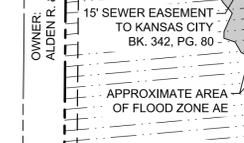
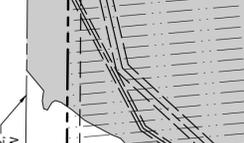
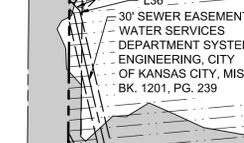
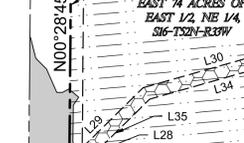
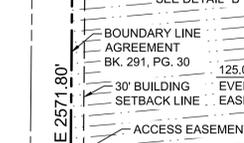
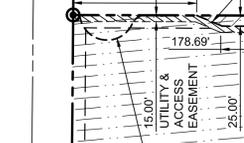
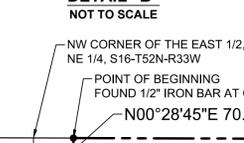
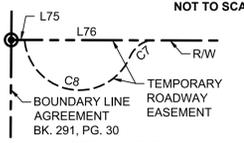
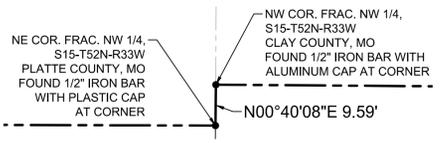


## LEGEND - SYMBOLS

- FOUND MONUMENT
  - ⊙ SET 5/8" REBAR WITH ALUMINUM CAP
- LEGEND - ABBREVIATIONS**
- BK. BOOK
  - COND. CONDEMNATION
  - FRACTIONAL
  - PG. PAGE
  - R/W RIGHT OF WAY
  - S.F. SQUARE FEET

## LEGEND - LINE STYLES

- PROPERTY LINE
- ADJACENT RIGHT OF WAY LINE
- ADJACENT PROPERTY LINE
- EASEMENT CENTERLINE
- BUILDING SETBACK LINE
- STORMWATER FACILITY
- ABANDONED EASEMENT
- ACCESS EASEMENT
- DRAINAGE EASEMENT
- EVERGY EASEMENT
- UTILITY EASEMENT
- WATER EASEMENT
- SEWER EASEMENT
- MODOT HIGHWAY PLANS RIGHT OF WAY
- FEMA FLOOD ZONE "AE"
- APPROXIMATE 100 YEAR FLOOD CONVEYANCE AS DETERMINED BY A PROFESSIONAL ENGINEER



OWNER: ELMWOOD STOCK FARMS LLC

REMAINING PORTION OF EXISTING 100' KCP&L ELEC. EASEMENT DOC. NO. 26241 BK. 999, PG. 197 COND. CASE 36422

NEW HIGHWAY R/W FOR OUTER ROAD PER MODOT HIGHWAY PLANS JOB NO. 20-0268

OWNER / DEVELOPER INTENDS TO DEDICATE R/W FOR OUTER ROAD TO THE PUBLIC THROUGH A SEPARATE DOCUMENT

OLD HIGHWAY R/W FOR US 169 HWY PER WARRANTY DEED EASEMENT FOR HIGHWAY BK. 1172, PG. 454

FOUND R/W MARKER 0.12' SOUTH & 0.80' WEST OF CORNER

EAST LINE NE 1/4, S15-T52N-R33W

FOUND R/W MARKER 0.31' SOUTH & 0.19' WEST OF CORNER

FOUND 1/2" IRON BAR AT CORNER

FOUND CUT PLUS

OWNER: VINEYARD CHURCH

SCALE: 1" = 200'

| SHEET NO. 2 OF 2         |                                  | SCALE: 1" = 200' |          | PROJECT NO. 21-300-248-00 |      | DRAWN BY: NWK |  | DATE: 12/22/2021 |  |
|--------------------------|----------------------------------|------------------|----------|---------------------------|------|---------------|--|------------------|--|
| 2                        | BOUNDARY, EASEMENTS, AND DETAILS | NWK              | 1/7/22   | WEK                       |      |               |  |                  |  |
| 1                        | REQUESTS, DETAILS, AND ACCESS    | NWK              | 12/28/21 | WEK                       |      |               |  |                  |  |
| NO. REVISION DESCRIPTION |                                  | BY               | DATE     | CHKD                      | APPD | APPROVED BY:  |  |                  |  |

**WILSON & COMPANY**  
 400 East 101st Terrace, Suite 200  
 Kansas City, MO 64131  
 Phone: 816-701-3100  
 Fax: 816-942-3013

FINAL PLAT  
 MASTER PLANNED DEVELOPMENT (MPD)  
 PROJECT VELVET  
 128TH ST AND ARROWHEAD TRAFFICWAY  
 KANSAS CITY, MO 64165  
 CLAY/PLATTE COUNTY